

Change of Zone 05041

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to and
2 made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020 of the
3 Lincoln Municipal Code, by changing the boundaries of the districts established and shown
4 thereon.

5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That the "Lincoln Zoning District Maps" attached to and made a part
7 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
8 boundaries of the districts established and shown on said Maps as follows:

9 A tract of land composed of Lot 7 and a portion of Outlot A,
10 Pioneer Woods 4th Addition located in the Southwest Quarter of
11 Section 3, Township 9 North, Range 7 East of the 6th P.M., City of
12 Lincoln, Lancaster County, Nebraska, and more particularly
13 described as follows:

14 Commencing at the northwest corner of said Outlot A; thence east
15 along a north line of said Outlot A on an assumed bearing of north
16 90 degrees 00 minutes 00 seconds east, a distance of 188.32 feet
17 to a north corner of said Outlot A; thence north 00 degrees 00
18 minutes 00 seconds east along a west line of said Outlot A, a
19 distance of 3.95 feet to a north corner of said Outlot A; thence
20 north 81 degrees 09 minutes 18 seconds east, a distance of
21 183.52 feet to a point of curvature; thence along a curve in a
22 clockwise direction, having a delta angle of 67 degrees 47 minutes
23 43 seconds, a radius of 154.60 feet, an arc length of 182.93 feet,
24 a chord bearing of south 64 degrees 56 minutes 51 seconds east
25 along a north line of said Outlot A, and a chord distance of 172.44
26 feet to a north corner of said Outlot A; thence south 50 degrees 53
27 minutes 25 seconds east along a northeast line of said Outlot A, a
28 distance of 232.75 feet to a northeast corner of said Outlot A, said
29 point being a point of curvature of a non-tangent curve; thence
30 along a curve in a counter-clockwise direction, having a delta
31 angle of 99 degrees 30 minutes 41 seconds, a radius of 137.62

1 feet, an arc length of 239.02 feet, a chord bearing of south 41
2 degrees 28 minutes 53 seconds east along a northeast line of said
3 Outlot A, and a chord distance of 210.09 feet to the true point of
4 beginning; thence continuing easterly along said curve in a
5 counter-clockwise direction, having a radius of 137.62 feet, arc
6 length of 46.12 feet, delta angle of 19 degrees 11 minutes 59
7 seconds, a chord bearing of north 79 degrees 09 minutes 47
8 seconds east along a north line of said Outlot A, and a chord
9 length of 45.90 feet to a north corner of said Outlot A, said point
10 being a point of curvature of a non-tangent curve; thence along a
11 curve in a clockwise direction, having a delta angle of 45 degrees
12 08 minutes 38 seconds, a radius of 184.20 feet, an arc length of
13 145.13 feet, a chord bearing of south 41 degrees 11 minutes 09
14 seconds east along a northeast line of said Outlot A, and a chord
15 distance of 141.41 feet to a point of tangency; thence south 18
16 degrees 36 minutes 50 seconds east along an east line of said
17 Outlot A, a distance of 70.92 feet to a north corner of said Outlot
18 A; thence north 67 degrees 20 minutes 06 seconds east along a
19 northwest line of said Outlot A, a distance of 36.72 feet to a point
20 of curvature; thence along a curve in a clockwise direction, having
21 a delta angle of 124 degrees 20 minutes 45 seconds, a radius of
22 45.13 feet, an arc length of 97.95 feet, a chord bearing of south 50
23 degrees 29 minutes 31 seconds east along a northeast line of said
24 Outlot A, and a chord distance of 79.83 feet to a point; thence
25 south 72 degrees 38 minutes 07 seconds west, a distance of
26 345.92 feet to a point of curvature of a non-tangent curve; thence
27 along a curve in a counter-clockwise direction, having a delta
28 angle of 23 degrees 21 minutes 46 seconds, a radius of 432.00
29 feet, an arc length of 176.15 feet, a chord bearing of north 29
30 degrees 02 minutes 47 seconds west, and a chord distance of
31 174.93 feet to a point of reverse curvature; thence along a curve
32 in a clockwise direction having a delta angle of 08 degrees 53
33 minutes 25 seconds, a radius of 343.00 feet, an arc length of
34 53.22 feet, a chord bearing of north 36 degrees 16 minutes 57
35 seconds west, and a chord distance of 53.17 feet to a point;
36 thence north 60 degrees 10 minutes 03 seconds east, a distance
37 of 219.29 feet to the point of beginning; said tract contains a
38 calculated area of 75,248.54 square feet or 1.7275 acres, more or
39 less;

40 be and it hereby is transferred from the O-3 Office Park District to the B-2 Planned
41 Neighborhood Business District and is hereby made a part of the B-2 Planned Neighborhood
42 Business District and governed by all the provisions and regulations pertaining to the B-2
43 Planned Neighborhood District.

1 Section 2. That this ordinance shall take effect and be in force from and after its
2 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2005:

Mayor